

170.0

0001

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

961,700 / 961,700

USE VALUE:

961,700 / 961,700

ASSESSED:

961,700 / 961,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		PAUL REVERE RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	61 PAUL REVERE ROAD LLC	
Owner 2:		
Owner 3:		
Street 1:	471 FOREST STREET	
Street 2:		

Twn/City:	WALTHAM
St/Prov:	MA
Postal:	02452

Own Occ:	N
Type:	

PREVIOUS OWNER	
Owner 1:	MACGREGOR LOIS C/TRUSTEE -
Owner 2:	CHARLES W MACGREGOR FMLY TRUST -
Street 1:	86 HARTWELL ROAD
Twn/City:	BEDFORD
St/Prov:	MA
Postal:	01730

SALES INFORMATION	
Grantor	Legal Ref
MACGREGOR LOIS	78299-220
MACGREGOR CHARL	70749-283
MAC GREGOR CHAR	67755-312
MAC GREGOR CHAR	35715-546
MACGREGOR CHARL	22781-3

TAX DISTRICT	Parcel ID
	170.0-0001-0012.0

PAT ACCT.	Notes

ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	

BldReason:	
CivilDistrict:	
Ratio:	

NARRATIVE DESCRIPTION	
This parcel contains .166 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1912, having primarily Vinyl Exterior and 2828 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level
Gas:	

BUILDING PERMITS	
Date	Number

Comment	
SIDING AND GUTTERS	

ACTIVITY INFORMATION	
Date	Result
9/16/2021	SQ Mailed
7/2/2018	MEAS&NOTICE
5/2/2009	Meas/Inspect
10/17/2008	Measured
2/6/2003	External Ins
12/28/1999	Mailer Sent
12/8/1999	Measured
7/20/1993	
Sign:	VERIFICATION OF VISIT NOT DATA

Name	
Jenny O	
Chris C	
PATRIOT	
PATRIOT	
Peter M	

Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
7215	Sq. Ft.	Site		0	70.	0.88	6									445,515						445,500	

Total AC/Ha: 0.16563	Total SF/SM: 7215	Parcel LUC: 104	Two Family	Prime NB Desc: ARLINGTON	Total: 445,515	Spl Credit	Total: 445,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.	Database: AssessPro - ArchiveProArling	apro
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2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
104	7215.000	516,200		445,500	961,700	
Total Card	0.166	516,200		445,500	961,700	Entered Lot Size
Total Parcel	0.166	516,200		445,500	961,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	340.06	/Parcel: 340.06	Land Unit Type:

User Acct
112540
GIS Ref
GIS Ref
GIS Ref



Insp Date
07/02/18

USER DEFINED
Prior Id # 1: 112540
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:

PRINT
Date
Time
12/30/21 16:13:37

LAST REV
Date
Time
09/16/21 17:50:48
jorourke

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:

BldReason:
CivilDistrict:
Ratio:

CivilDistrict:
Ratio:

Ratio:

Ratio:

Ratio:

Ratio:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type:	12 - Multi-Conver			Full Bath:	2	Rating:	Average														
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:															
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:															
Foundation:	3 - BrickorStone			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:		Rating:															
Prime Wall:	4 - Vinyl			A HBth:		Rating:															
Sec Wall:		%		OthrFix:		Rating:															
Roof Struct:	1 - Gable			OTHER FEATURES																	
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average														
Color:	GRAY			A Kits:		Rating:															
View / Desir:				Frl:		Rating:															
GENERAL INFORMATION				WSFlue:		Rating:															
Grade:	C - Average			CONDOS INFORMATION																	
Year Blt:	1912	Eff Yr Blt:		Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct:	G4	Fact:	.	Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal	2 - Plaster			Functional:			%	Interior:	2	5	2										
Sec Int Wall:		%		Economic:			%	Additions:													
Partition:	T - Typical			Special:			%	Kitchen:													
Prim Floors:	3 - Hardwood			Override:			%	Baths:													
Sec Floors:		%		Total:	26.4	%		Plumbing:													
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:													
Subfloor:				Basic \$ / SQ:	170.00			Heating:													
Bsmnt Gar:				Size Adj.:	1.02128708			General:													
Electric:	3 - Typical			Const Adj.:	0.99989998																
Insulation:	2 - Typical			Adj \$ / SQ:	173.601																
Int vs Ext:	S			Other Features:	101500																
Heat Fuel:	2 - Gas			Grade Factor:	1.00																
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																
# Heat Sys:	2			NBHD Mod:																	
% Heated:	100	% AC:		LUC Factor:	1.00																
Solar HW:	NO	Central Vac:	NO	Adj Total:	701319																
% Com Wal		% Sprinkled		Depreciation:	185148																
				Depreciated Total:	516171																
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:													
Make:		Model:																			
SPEC FEATURES/YARD ITEMS				Serial #:				Year:		Color:											
PARCEL ID 170.0-0001-0012.0																IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
																					
More: N				Total Yard Items:				Total Special Features:				Total:									